



EPA REGION 3 BROWNFIELDS ASSESSMENT GRANT PROPERTY APPROVAL QUESTIONNAIRE FOR PETROLEUM SITES

Grant Recipient: Greene County Industrial Development Authority

Grant Number: BF 96359501

Date form is filled out: August 27, 2020

A. PROPERTY DESCRIPTION

1. Property Name: Locust Avenue / Locust Avenue Exit

Tax ID: Ex. 4 CBI

2. Property Address: No site address exists

3. Acreage (if known): Approximately .5-acre

4. Is the site a brownfield, "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant?" ☒ YES ☐ NO

5. Describe property's operational history and current use(s). The site historically operated as an automobile service station and carwash. All the buildings were demolished and the site currently sits vacant.

6. Identify when and how the property potentially became contaminated.
The site potentially became contaminated from the historic auto service and car wash operations.

7. What kind of contamination is suspected? The suspect contamination are petroleum hydrocarbons associated with auto service stations including waste fuel oil and degreasing agents.

8. Work to be done: ☒ Phase I ☐ Phase II ☐ Phase III ☐ Other ☐ What is the estimated cost of the assessments? Three Phase I's, one per parcel per ASTM at \$5,500 each

B. REUSE POTENTIAL

1. Are there firm development plans for the property? Please describe. Yes. A local developer

is interested in purchasing the property as it sits on an interchange with heavy traffic.

2. Is the property an integral part of a local development plan? The property is located within the "Interchange Investment Area" as identified in the Greene County 2020 Comprehensive Plan update. This area has been identified as one of several high priority areas for growth and redevelopment.

3. Does the property have strong development potential as evidenced by past or present interest of a developer? Yes. The property owner has attempted to sell / redevelop the site however, unknown potential environmental conditions based on the previous use have prevented redevelopment.

4. Is there a commitment in place to fund the cleanup? If not, what are some potential sources of cleanup funding that can be used? Funding commitments for remediation, if needed, are not yet known. Potential sources of future clean up funding include private funding from the end-use developer, PADCED ISRP Clean Up Funding, and/or US EPA Brownfields Remediation Grants.

C. PROPERTY OWNERSHIP

Petroleum contaminated sites need a written site eligibility determination from your state environmental agency. Check with your EPA project officer for information on who to contact in your state. Please attach a letter from the state with the results of their review of the property.

The state will need the following information provided to them in order to make the determination. If the state is unable to make the determination, then EPA will make the determination.

1. Who owns the property?

a. Current owner: Lawrence John

b. Immediate past owner: Harold John

2. How was the property acquired?

~~G~~ Tax Foreclosure ~~G~~ Donation ~~G~~ Eminent Domain ☒ Bought it outright

~~G~~ Other (Explain below)

3. Is the site of "relatively low risk" compared to other "petroleum-only" contaminated sites in the state? ☒ YES ~~G~~ NO (If the answer is no, the property is ineligible.)

4. Did either the current owner or immediate past owner cause or contribute to the petroleum contamination on the property in any way? ~~G~~ YES ☒ NO

- a. Has the current or immediate past owner been identified as responsible for the contamination on the property either through a judgment, court order, administrative order, enforcement action or third party claim requiring assessment or cleanup of the property? ~~G~~ YES X NO

If yes, who and when? _____

- b. If the current or immediate past owner has been identified as responsible for the contamination, do they have the financial means to assess and cleanup the property?
~~G~~ YES X NO

If no, please explain. The current site owner is not operating the site and is only looking to sell the property.

5. Is the property subject to an order issued under §9003(h) of the Solid Waste Disposal Act?
~~G~~ YES X NO (If the answer is yes, the property is ineligible.)

6. Did your organization cause or contribute to the petroleum contamination on the property in any way? ~~G~~ YES X NO (If the answer is yes, the property is ineligible.)

7. Describe the current owner's role in the assessment and cleanup of the property. The current owner is providing site access and available historical information and will accompany representatives on the site visit.

8. Will the current owner allow access to the property to conduct the assessments?
X YES ~~G~~ NO

D. SITES NOT ELIGIBLE FOR FUNDING

1. Is the property listed (or proposed for listing) on the CERCLA (Superfund) National Priorities List? ~~G~~ YES X NO
2. Is the property subject to a unilateral administrative order, court order, administrative order on consent, or judicial consent decree issued to or entered into by parties under the Comprehensive Environmental Response, Compensation and, Liability Act (CERCLA)?
~~G~~ YES X NO
3. Is the property subject to the jurisdiction, custody, or control of the U.S. government?
~~G~~ YES X NO

*Note: If the answer is YES to any part of the above (D.1 – 3), the property is **not** eligible.*

E. SITES REQUIRING A PROPERTY-SPECIFIC DETERMINATION

Certain properties cannot be approved without a "Property-Specific Determination." Please answer the following questions to the best of your knowledge:

1. Is the property subject to a planned or **ongoing** CERCLA removal action?
~~G~~ YES X NO
2. Has the property been the subject of a unilateral administrative order, court order, an administrative order on consent, or judicial consent decree, **or been issued a permit** by the U.S. or an authorized state under CERCLA, the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SWDA)? ~~G~~ YES X NO
3. Is the property subject to corrective action orders under RCRA (sections 3004(u) or 3008(h)) and has there been a corrective action permit or order issued or modified to require corrective measures? ~~G~~ YES X NO
4. Is the property a land disposal unit that has filed a RCRA closure notification under subtitle C of RCRA and is subject to closure requirements specified in a closure plan or permit?
~~G~~ YES X NO
5. Has the property had a release of polychlorinated biphenyls (PCBs) and is subject to remediation under TSCA? ~~G~~ YES X NO
6. Has the property received funding for remediation from the Leaking Underground Storage Tank (LUST) Trust Fund? ~~G~~ YES X NO

Note: If the answer is YES to any of the above (E. 1-6), a property-specific determination is required. Please contact your EPA Project Officer for additional information.

APPROVALS (EPA STAFF ONLY)

Date of State Eligibility Determination Letter: _____

Site eligible for grant funding for site assessment activities: ~~G~~ YES ~~G~~ NO

Project Officer _____ Date: _____

Site ID Number Assigned: _____